

DEPARTMENT OF PUBLIC WORKS
BUILDING AND SAFETY DIVISION
REHABILITATION SECTION
900 SOUTH FREMONT AVENUE
ALHAMBRA, CA 91803-1330
(818) 458-3193

BELLISARIO GARCIA
JOB ADDRESS: *11017 LARCH AVE.*
INGLEWOOD, CA 90304
APN # 4035-004-04

THIS PROPERTY IS BEING
INVESTIGATED TO DETERMINE
SUBSTANDARD CONDITIONS.
UNTIL A COPY OF OUR LETTER
TO THE OWNER IS ATTACHED
TO THIS CARD, DO NOT ISSUE
ANY PERMITS (EXCEPT FOR
DEMOLITION) WITHOUT FIRST
CHECKING WITH THE
UNDERSIGNED.

DATE: *4/2/08*

INSPECTOR: *S. Han.*

(Valuation to be used when issuing Building
Permit supplemental to Rehabilitation
Permit: \$ _____)



DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

BUILDING AND SAFETY DIVISION

LOMITA/LENNOX OFFICE

24320 S. NARBONNE AVE.

LOMITA, CALIFORNIA 90717

Telephone: 310-534-3760

Fax: 310-530-5482

<http://www.ladpw.org>

ADDRESS ALL CORRESPONDENCE TO:

24320 S. NARBONNE AVE.

LOMITA, CALIFORNIA 90717

IN REPLY PLEASE

REFER TO FILE:

April 2, 2008

Belisario Garcia
11017 Larch Ave
Inglewood, CA 90304-0000

Dear Belisario Garcia,

11017 LARCH AV, INGLEWOOD
Assessor's ID#: 4035-004-011

An inspection of the above-referenced subject property reveals that violations of the Los Angeles County Building Code (Title 26) exist as described on the attached Notice of Violation card.

Pursuant to Section 103.4 of Title 26, where property is determined to be in violation of any provision of Title 26, the Building Official may initiate proceedings to record a Notice of Violation against the subject property with the County Recorder's office.

Additionally, pursuant to Section 103.5 of Title 26, any persons that violate any provision of Title 26 shall be responsible for the costs of any and all code enforcement actions taken by the Building Official in response to such violations. Pursuant to Section 107.9 of Title 26, these costs may include (without limitation) the following:

- | | | |
|----|---|-----------------|
| 1. | For processing a 45-day notice pursuant to Section 103.4: | \$402.70 |
| 2. | For processing and recording a Notice of Violation pursuant to Section 103.4: | \$320.00 |
| 3. | For processing and recording a Rescission of Notice of Violation pursuant to Section 103.4: | \$275.20 |

These fees are based on the current fee schedule and are subject to adjustment each fiscal year (July 1).

This notice is provided to allow you to abate (correct) the noted building code violations before the Building Official initiates proceedings to record a Notice of Violation and to avoid the assessment of any corresponding code enforcement fees to you.

If you have **not complied with all orders** by **April 12, 2008**, to commence and bring the subject property into code compliance, the Building Official will initiate proceedings to record a notice of violation and assess any corresponding code enforcement fees to you. Please be advised that, as part of the permit process, you may need to submit building plans for review and approval by the Building Official.

Any further information may be obtained by contacting the undersigned at 310-534-3760.

Very truly yours,

SCOTT LAU
Contract Building Inspector

Date Posted 3-27-08

By 





DEAN D. EFSTATHIOU, Acting Director

COUNTY OF LOS ANGELES

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ADDRESS ALL CORRESPONDENCE TO:
24320 S. NARBONNE AVE.
LOMITA, CALIFORNIA 90717

IN REPLY PLEASE
REFER TO FILE:

NOTICE OF VIOLATION

April 2, 2008

SUBJECT: **11017 LARCH AV, INGLEWOOD**

OWNER: **Belisario Garcia**
PROPERTY: **11017 Larch Ave, Inglewood, CA 90304-0000**

THE WORK PERFORMED IS IN VIOLATION OF THE ORDINANCE (S) INDICATED BELOW:

☒ Building Code

☒ Plumbing Code

☒ Mechanical Code

☒ Electrical Code

☐ Grading Code

☐ Zoning Code

DESCRIPTIONS

1. Section 106.1 Additions and alterations to the dwelling without the benefit of permit or inspection.
2. Section 106.1 Additions and alterations to the structure without the benefit of permit or inspection.
3. Section 104.2.5 Occupancy and use of the garage for dwelling purposes.
4. Section 2701 Electrical wiring installed without the benefit of permit or inspection.
5. Section 2801 Mechanical work installed without the benefit of permit or inspection.
6. Section 2901 Plumbing installed without the benefit of permit or inspection.

STOP ALL WORK

☐ Submit plans for the cited work within 10 days to the office listed above and apply for a plan check for the required permit(s).

☒ Obtain permit(s) within 10 days office listed above for the cited work.

☐ A referral has been made to the Enforcement Section of the Department of Regional Planning.

☒ A referral may be made to the District Attorney's Office for Criminal Prosecution.

Issued By: Scott Lau

Phone: 310-534-3760





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DEAN D. EFSTATHIOU, Acting Director

ADDRESS ALL CORRESPONDENCE TO:
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LOMITA, CALIFORNIA 90717

IN REPLY PLEASE
REFER TO FILE:

INFORMAL NOTICE

SUBSTANDARD CONDITIONS

April 2, 2008

Belisario Garcia
11017 Larch Ave
Inglewood, CA 90304-0000

Property Address: **11017 LARCH AV, INGLEWOOD**
AIN: **4035-004-011**

The following substandard property or substandard building(s) or both were observed on this property:

- Overgrown vegetation, dead trees, weeds, and debris.
- Broken or discarded household furniture or household equipment or both in yard areas for unreasonable periods.
- Miscellaneous articles of personal property about the premises.
- Trash, junk, and debris about the premises.
- Abandoned, wrecked, dismantled, or inoperative motor vehicles or parts thereof stored for unreasonable periods on the premises.

This "INFORMAL NOTICE" is provided to allow you to abate (correct) the noted substandard conditions by **April 11, 2008**. When you ***have abated*** (corrected) the substandard conditions, please contact your inspector so the work done may be inspected and the Code enforcement action closed by the deadline date.

If the substandard conditions are ***not abated***, the Department of Public Works will initiate formal Code enforcement action and you will receive a bill in the amount of **\$415.80** for the County's cost to conduct investigation and processing. If the bill is not paid, all of this agency's actual cost, plus an additional **\$201.20**, shall be placed as a special assessment on the tax bill pursuant to Section 25845 of the Government Code.

It is in your financial interest to correct the violations as soon as possible. Any further information may be obtained by contacting the undersigned.

Scott Lau
Contract Building Inspector
310-534-3760

Date Posted 3-27-08 By 

